



**SCOTTSDALE AIRPORT ADVISORY COMMISSION  
PUBLIC MEETING  
Scottsdale Airport Terminal Lobby  
15000 N. Airport Drive, Scottsdale, AZ**

**January 8, 2014**

**MINUTES**

- PRESENT:** Michael Goode, Chairman  
William Bergdoll, Vice Chairman  
Gunnar Buzzard (by telephone)  
Ken Casey  
William Schuckert  
Steve Ziomek
- ABSENT:** Bob Hobbi
- STAFF:** Sarah Ferrara, Aviation Planning & Outreach Coordinator  
Shannon Johnson, Management Analyst  
Gary Mascaro, Aviation Director  
Chris Read, Airport Operations Manager
- OTHERS:** Tony Ardizzone, Impact Church  
Jake Austin, Arizona Helicopter Adventures  
John Berry, Esq.  
Brad Carr, Senior Planner  
Cindy McGee, Impact Church  
Trammel Orr, Impact Church  
Andre Wadsworth, Impact Church

**CALL TO ORDER**

Chairman Goode called the meeting to order at 6:04 p.m.

## **ROLL CALL**

A formal roll call confirmed the presence of Commissioners as noted above.

## **PLEDGE OF ALLEGIANCE**

Chairman Goode led the meeting in the pledge of allegiance.

## **AVIATION DIRECTOR'S REPORT**

Aviation Director Mr. Gary Mascaro said they anticipate being very busy with a lot of corporate jet activity from now through the end of April. U.S. Customs and Border Protection have signed a second agent. They are waiting for headquarters to authorize the special schedule whereby each agent would work a ten-hour work day.

Mr. Mascaro reported that the Set Jet lease has been terminated. Staff is working with the City Attorney's Office to issue an RFP for the office space they vacated. Any new tenant will be in an aeronautical business.

Commissioner Ziomek asked whether the museum quality pieces that had previously been displayed commemorating the history of the Airport will be replaced. Mr. Mascaro said the pieces are controlled by Scottsdale Center for the Arts and staff can look into having the pieces brought back.

## **APPROVAL OF MINUTES**

### **1. Approval of Minutes**

Regular Meeting: November 13, 2013

Vice-Chairman Bergdoll made a motion to approve the minutes of the November 13, 2013 regular meeting as presented. Commissioner Ziomek seconded the motion, which carried by a unanimous vote of six (6) to zero (0). Commissioner Hobbi was absent.

## **PUBLIC COMMENT**

No members of the public wished to address the Commission

## **REGULAR AGENDA            ITEMS 1 - 14**

### **1.        Election of Officers**

Chairman Goode noted that he has served as Chairman for two years and is not eligible to continue. He thanked the Commissioners and staff for their support and hard work.

On behalf of the City, the Airport, and the Mayor and Council, Mr. Mascaro thanked Chairman Goode for his work for the Airport.

Chairman Goode called for nominations. None were made.

Chairman Goode nominated Commissioner Ziomek as the new Chairman. Commissioner Casey seconded the nomination. The nomination passed by a vote of six (6) to zero (0). Commissioner Hobbi was absent.

Chairman Ziomek chaired the meeting. He thanked Commissioner Goode for the stellar job he did as Chairman. He said that while he was Chairman, Commissioner Goode initiated a lot of activity and functionality. Chairman Ziomek invited nominations for Vice-Chairman.

Commissioner Goode nominated Commissioner Casey as Vice-Chairman. Vice-Chairman Bergdoll seconded the nomination, which carried by a vote of six (6) to zero. Commissioner Hobbi was absent.

2. Discussion and Possible Action Regarding Airport Advisory Commission By-Laws

Mr. Mascaro noted it is a requirement to have an annual evaluation of the by-laws. No suggestions or comments were made.

3. Discussion and Possible Action to Approve Airport Advisory Commission Annual Report

Mr. Mascaro said that City Council requires an annual report from each board or commission showing what items they have worked on over the past year. Staff has prepared a draft report. The final report is due to City Council by the end of January. He explained that the Audit Committee, a sub-committee of City Council, will be evaluating the Airport Advisory Commission later this month.

Commissioner Goode made a motion to approve Airport Advisory Commission annual report as presented. The motion was seconded by Vice-Chairman Casey and carried by a vote of six (6) to zero (0). Commissioner Hobbi was absent.

4. Discussion and Possible Action regarding Application for Airpark Aeronautical Business for Larry Coffey to conduct Hangar/Shade Leasing Services

Ms. Shannon Johnson, Management Analyst, presented the application. Mr. Coffey has submitted all of the necessary paperwork. She noted that Mr. Jake Austin was in attendance.

Mr. Austin, owner of Arizona Helicopter Adventures, said his company is the main client using Mr. Coffey's services.

Commissioner Schuckert made a motion to ratify the Airpark aeronautical business permit for Larry Coffee to conduct hangar/shade leasing services. Commissioner Goode seconded the motion, which carried by a vote of six (6) to zero (0). Commissioner Hobbi was absent.

5. Discussion and Possible Action regarding Application for Airpark Aeronautical Business for Executive Jet Management, Inc. to conduct Aircraft Management Services

Commissioner Goode recused himself and left the meeting during the discussion of this item.

Ms. Johnson said that Executive Jet Management is seeking ratification of their Airpark Aeronautical Business Permit to conduct aircraft management services. They have submitted all of the appropriate documentation. Noting that no one was representing the company, Ms. Johnson stated that the Commission could either take action tonight or table consideration until a company representative can be present.

Vice-Chairman Casey asked whether this company had an aeronautical business permit in the past. Ms. Johnson said she was not aware of them having one. Vice-Chairman Casey said he was curious as to why the company was applying for a permit now. Ms. Johnson said when they were approving an access permit staff noticed that they were providing aircraft management services and asked that the company apply for the permit.

Commissioner Bergdoll made a motion to approve the Airpark aeronautical business permit for Executive Jet Management, Inc. Vice-Chairman Casey seconded the motion, which carried by a vote of five (5) to zero. Commissioner Goode was recused and Commissioner Hobbi was absent.

Commissioner Goode rejoined the meeting.

6. Discussion and Possible Action Regarding Application for Airpark Aeronautical Business Permit for Arizona Helicopter Adventures to conduct Helicopter Specialized Commercial Flying Services

Ms. Johnson presented the application. The company has submitted all appropriate paperwork and the owner, Mr. Jake Austin, was in attendance.

Mr. Austin said his company is based in Sedona. It was founded in 1985 and primarily conducts commercial helicopter sightseeing tours. From Scottsdale they plan to provide sightseeing tours of the Valley and the Superstition Mountains. They are an FAA part 135 certified air carrier and also have a part 133 certificate and a part 137 agricultural certificate. One helicopter is currently based at the Airport. In future they may add a second helicopter.

Vice-Chairman Casey made a motion to approve the Airpark aeronautical business permit for Arizona Helicopter Adventures. Commissioner Goode seconded the motion, which carried by a vote of six (6) to zero (0). Commissioner Hobbi was absent.

7. Discussion and Possible Action to recommend approval of cases 10-GP-2013 and 19-ZN-2013 (Impact Church/Sunrise Commons)

Chairman Ziomek noted that 10-GP-2-13 is a proposed non-major General Plan amendment to the Greater Airpark Character Area Plan future land use map.

Mr. Brad Carr, senior planner, presented the proposed changes.

Mr. John Berry of Berry and Damore said over 2800 Scottsdale residents belong to Impact Church. It is recognized as the second fastest growing church in the country and is the second largest church in Scottsdale. The church is currently located at the Airpark in the 75 DNL noise contour, whereas the new location is in the 55 DNL noise contour. He noted that the proposed residential development is on the area of the parcel that lies outside of the 55 DNL noise contour. The request to amend the General Plan only covers the residential portion of the development. Mr. Berry noted that the church building will deflect Airport sound from the apartments. Both churches and residential uses are permitted in AC2, subject to certain conditions:

1. Full disclosure
2. Avigation easement
3. Sound attenuation

Mr. Berry noted that these conditions are met in the current proposal. In the zoning case they will stipulate to a deed restriction that the apartments can never be converted to condominiums. He provided a comparison of the last application for this land which failed at City Council. He stressed that Impact Church wants to play by the rules.

Commissioner Goode read into the record an email comment from Commissioner Hobbi: "I'm writing you to let you know I've reviewed the information regarding the church and apartment units for approval since they both comply with 55 DNL zoning. My opinion is conditional on the assurance from the builder to add additional sound insulation for all new units for these apartments. It is also important to make sure the provision is in for not ever allowing these apartments to become permanent residences or condominiums. If these conditions are met, I am in favor of voting to recommend approval for these projects."

Commissioner Goode agreed that the church building will absorb much of the runway noise.

Chairman Ziomek invited public commentary.

Mr. Tony Ardizzone, a long-term Scottsdale resident, asked the Commission to support the church and the apartments.

Mr. Trammel Orr told the meeting he recently moved from Los Angeles in order to be a member of Impact Church. He believes that the church and the apartments can have a great impact on the lives of children and youth.

Ms. Cindy McGee has lived in Scottsdale for seven years and been a member of Impact Church for three years. She urged the Airport Advisory Commission to consider all the information that has been presented. The church is moving because it needs more space and is planning to do significant outreach.

Andre Wadsworth, Pastor, thanked the Commission for listening to the presentation. He stressed that the church does not take this proposal lightly. The proposed location is the best place for the church to be. The current premises are now too small and inadequate. With larger premises the church will be able to expand and continue its work.

Commissioner Buzzard said he has researched this application and believes that the FAA would be neutral to it. They would not see it as harmful to the Airport. He said it is important for the Commission to understand the Airport's 14 CFR, its Part 150 noise compatibility plan. Chapter 7 discusses land use elements. He asked the Commission to consider land use.

Commissioner Bergdoll asked whether there is any way that the proposed deed restriction on the rental housing could ever be removed. If so, would the Airport Advisory Commission have any input?

Mr. Carr said that the deed restriction on the Barcelona site, which was approved in 2011, runs in favor of the City. Only the City could remove it, and that would also be a modification of the stipulations associated with the zoning case. City Council would first have to approve the zoning change. Before the case went to Council, it would have to go to the Airport Commission, the Planning Commission, and public outreach. He confirmed to Commissioner Goode that the current application will also be considered by the Planning Commission.

Commissioner Goode made a motion to recommend approval of cases 10-GP-2013 and 19-ZN-2013 (Impact Church/Sunrise Commons) in their entirety without any changes. Vice-Chairman Casey seconded the motion, which carried by a vote of six (6) to zero (0). Commissioner Hobbi was absent.

#### 8. Discussion and Input Regarding Quarterly Noise Complaint Summary Report

Aviation Planning and Outreach Coordinator Ms. Sarah Ferrara presented the quarterly noise summary report. There were approximately 24 first-time complainants, mostly in November. The other 40 individuals were repeat complainants. She noted that complaints were up significantly compared to last year. However, a handful of complainants are responsible for 86% of all complaints received. For 2013, a total of 1,413 complaints were received. Ms. Ferrara said the Airport saw increased military traffic and this may account for some of the first-time complainants in November.

Chairman Ziomek inquired whether they had heard anything further about the complainant who had called a military base in Texas to lodge a complaint. Staff were unaware of any more complaints from him.

#### 9. Discussion and Input Regarding Monthly Operations Reports for November and December 2013

Airport Operations Manager Mr. Chris Read presented the monthly operations reports. Total operations for calendar 2013 were down by 2.9%. IFR numbers were up by 21.2%.

Mr. Read reported staff hopes to submit plans for the Operations Center to plan review by mid-January. The Airport was closed overnight for ten nights in December to install the infrastructure for the lighting and signage project. The runway will be closed on a Tuesday and Wednesday night later this month to install the signs and lights. The access control system is now complete.

During December, 17 flights arrived from outside the U.S. carrying passengers from Mexico, Columbia, Germany, Britain, Switzerland and Bangladesh.

In response to a query from Commissioner Goode, Ms. Shannon confirmed that U.S. Customs revenue was \$120,000 for calendar 2013. The estimated expenses were based on the basic cost for the service plus any overtime costs. Commissioner Goode noted that this equates to net revenue of \$25,000 for December, with service five days a week. With service available ten hours daily, they can anticipate higher revenues.

Mr. Read noted they had a total of six operations of aircraft over 75,000 pounds.

Chairman Ziomek asked what staff is doing about aircraft fuel leaks. Mr. Read said they have been working with Landmark and suggested having the General Manager of Landmark address the Commission. Commissioners concurred that this should be agendaized.

#### 10. Discussion and Input Regarding Monthly Financial Reports for October and November 2013

Ms. Johnson presented the monthly financial reports for October and November.

Chairman Ziomek asked if there is any chance of recovering the \$33,000 aged receivable from the former tenant. Ms. Johnson said the lease was terminated as of December 31. A portion of that amount will be removed from the next report because the Airport bills in advance. The other outstanding balance may or may not be recovered. The Airport retained the tenant's \$4,000 deposit, which will be applied towards the debt.

Mr. Mascaro said the City does not anticipate pursuing the tenant for the remainder since their assets are being dissolved. At the end of the day the Airport in fact lost approximately \$4,000, rather than \$33,000.

#### 11. Discussion and Input Regarding Public Outreach Programs and Planning Projects

Ms. Ferrara said she will be attending the schedulers and dispatchers convention next week with a representative from the SCVB. She presented a recap of the NBAA Convention to the Council Economic Development Sub-Committee, including the Mayor.

Staff has issued several listserve newsletters in the revamped format.

Ms. Ferrara has been working with the Arizona Republic and an article on the environmental assessment appeared in the Scottsdale edition of the paper today.

She will conduct a pilot briefing on Friday with staff from the control tower.

Staff is working on public outreach with the consultant, Coffman and PSM<sup>2</sup> to create a comprehensive outreach plan. Public hearings are required and any comments made will become part of the environmental assessment forwarded to the FAA.

Commissioner Goode said he plans to attend the public hearing and workshop scheduled for January 21 and encouraged other Commissioners to attend. Vice-Chair Casey also plans to attend.

Chairman Ziomek commended Ms. Ferrara for the revamped electronic newsletter.

Commissioner Bergdoll commented that the environmental assessment is required because they have to upgrade the runway. The article in the Republic focused on the increase in weight limit.

12. Discussion and Input Regarding Airport and Airpark Business Permit Additions, Cancellations or Revocations

Ms. Johnson presented the lists. On the Airport list, Arizona Piper Jets and Jet Safety International both cancelled their aeronautical business permits. On the Airpark list, Executive Jet Management, Arizona Helicopter Adventures and Larry Coffey were added to the list. Scottsdale Helicopter Services had their permit revoked. Approximately six hangar/shade leasing permits were cancelled after staff checked whether businesses were still leasing hangars and shades.

In response to a question by Chairman Ziomek, Ms. Johnson said that the Airport revoked the permit for Scottsdale Helicopter Services for failure to remit payments and to provide proof of insurance.

Vice-Chairman Casey asked about Jet Safety International. Ms. Johnson said the FAA revoked their permit to operate at the Airport.

Ms. Johnson undertook to adjust the appearance of the lists for the future to make them easier to read.

13. Discussion and Input Regarding Status of Aviation Items to City Council

Mr. Mascaro said that the PCP zoning under which Impact Church made its application was approved by City Council.

14. Discussion and Possible Action to Modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar

No changes suggested.

## **FUTURE AGENDA ITEMS**

Chairman Ziomek moved to add an agenda item to invite the General Manager of Landmark Aviation to discuss the current situation with the extraordinary number of fuel spills at Landmark and what actions are being taken. Commissioner Goode seconded the motion. The vote



carried by a vote of four (4) to two (2). Commissioners Bergdoll and Buzzard dissented. Commissioner Hobbi was absent.

Chairman Ziomek said he would like to establish an exploratory committee comprised of stakeholders such as the AZBAA and Civil Air Patrol to honor the heritage of Thunderbird Field # 2, and try to acquire a warbird for permanent display on Airport property. He suggested they could establish a 501(c)(3) organization to accept tax-deductible donations to obtain a warbird from the GSA or the DoD.

Chairman Ziomek made a motion to discuss having stakeholders create a committee to try to acquire a Warbird for permanent display on Airport property. Commissioner Goode seconded the motion, which carried by a vote of six (6) to zero (0). Commissioner Hobbi was absent.

## **ADJOURNMENT**

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 7:30 p.m.

***Recorded and Transcribed by AVTronics Inc., d/b/a AVTranz Transcription and Reporting Services***